



Wetlands: Is any fill proposed? no; area to be filled: \_\_\_\_\_; buffer impact? no.

## Comments

Please feel free to add any comments, additional information, or requests for waivers here:

This project is scheduled to appear before the Zoning Board of Adjustment for 2 variances

for lot frontage and lot sizing. This application is intended to be heard after favorable

recommendation from the ZBA.

## Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

*I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: See Letter of Authorization

Date: \_\_\_\_\_

Signature of applicant/developer: Eric Salovitch

Date: November 20, 2023

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

## Authorization to enter subject property

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

Northam Survey, LLC  
239 Long Hill Road  
Dover, NH 03820  
(603) 953-3164  
eric@northamsurvey.com



November 21, 2023

**Re: Lagrange Minor Subdivision- 57-59 Cross Road, Rochester, NH**

**Project: NS 508**

Dear Chairman Sylvain:

Dan LaGrange is seeking approval to subdivide 1 additional lot off his property at 57-59 Cross Road, Rochester, NH.

The development of the lot will be consistent with recent development in the neighborhood with minimal impacts to surrounding properties.

This subdivision will require a variance for lot frontage and minimum size. A zoning board variance application was submitted with intentions to be heard at the December 20<sup>th</sup> hearing. This application is intended to be submitted alongside the variance application to keep the projects timeline on schedule.

We look forward to presenting this project before the board.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Eric Salovitch', with a stylized flourish at the end.

Eric Salovitch, LLS

*President*

**E-Doc # 230005464  
Book 5110 Page 828**

**05/16/2023 08:38:46 AM  
Page 1 of 5**

**Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA208261 25.00  
TRANS TAX ST860866 5,025.00**

**RETURN TO:**

Stewart Title Company - New Hampshire  
25 New Hampshire Ave, Suite 185  
Portsmouth, NH 03801

**WARRANTY DEED**

Paul D. Polychronis, a married man having a mailing address of 202 Summer Place, Warrensburg, MO 64093 and Thomas Polychronis, a single man with a mailing address of PO Box 576, Newmarket, NH 03857, for consideration paid, grant to Daniel LaGrange, of 45 Poor Farm Road, Nottingham, NH 03290, with WARRANTY COVENANTS, the following described premises:

A certain tract of land with the buildings thereon situated on the northerly side of Cross Road leading from Farmington to East Rochester in Rochester, County of Strafford, State of New Hampshire, bounded and described as follows:

1. Beginning on the northerly side of said Cross Road at the westerly corner of the premises herein conveyed and at the southeasterly corner of land formerly of Charles Drew, Jr.; then
2. Northeasterly by said Drew land 250 feet, more or less, to an iron pipe set in the ground; then
3. Southeasterly by other land being retained by Alcide Normand 250 feet, more or less, to an iron pipe to be set in the ground; then
4. Southwesterly by said other land now or formerly of said Normand 50 feet, more or less, to an iron pipe to be set in the ground on the northerly sideline of land formerly of Beatrice V. Conley; then
5. Northwesterly by said Conley land 50 feet, more or less, to an iron pipe in the ground; then
6. Southwesterly by said Conley land 200 feet, more or less, to an iron pipe on the northerly sideline of said Cross Road; then
7. Northwesterly along said Cross Road 200 feet, more or less, to the point of beginning.

EXCEPTING and RESERVING from the above-described parcel of land the premises conveyed by Beatrice V. Conley to the State of New Hampshire by deed dated December 15, 1977 and recorded at the Strafford County Registry of Deeds, Book 1009, Page 937.

SUBJECT TO AND TOGETHER WITH all other reservations, restrictions and/or covenants, easements, of record, if any, insofar as the same may now be in force and applicable.

Reference is made to a Fiduciary Deed from Thomas Polychronis, successor Trustee of The Blanche H. Polychronis 2001 Trust to Paul D. Polychronis and Thomas Polychronis dated July 19, 2022 and recorded in the Strafford County Registry of Deeds in Book 5051, Page 236.

Also another certain tract of land with the buildings thereon situated on the northeasterly side of Cross Road leading from Farmington to East Rochester in Rochester, County of Strafford, State of New Hampshire, bounded and described as follows:

1. Beginning on the northeasterly side of said Cross Road to the southwesterly corner of land formerly of Fenelon J. Perkins at the end of a stone wall; then
2. In a Northeasterly direction by said Perkins land and said stone wall 200 feet; then
3. In a Northwesterly direction parallel with said Cross Road by other land now or formerly of Beatrice Conley 200 feet; then
4. In a Southwesterly direction parallel with the line of said stone wall and Perkins land by other land now or formerly of said Conley 200 feet to said Cross Road; then
5. In a Southeasterly direction by said Cross Road 200 feet to the point of beginning.

EXCEPTING and RESERVING from the above-described parcel of land the premises conveyed by Beatrice V. Conley to Alcide Normand by deed dated January 10, 1968 and recorded at the Strafford County Registry of Deeds, Book 839, Page 76.

SUBJECT TO AND TOGETHER WITH all other reservations, restrictions and/or covenants, easements, of record, if any, insofar as the same may now be in force and applicable.

Reference is made to a Fiduciary Deed from Thomas Polychronis, successor Trustee of The Blanche H. Polychronis 2001 Trust to Paul D. Polychronis and Thomas Polychronis of near or even date recorded prior hereto in the Strafford County Registry of Deeds.

The above described premises are not the homestead property of the grantors or grantors spouses, if applicable.

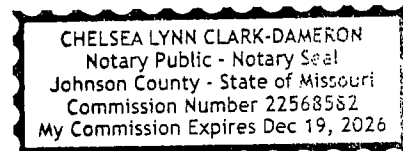
EXECUTED this 10 day of MAY, 2023.

Paul D. Polychronis  
Paul D. Polychronis

State of Missouri  
County of Johnson

On this 10 day of May, 2023, personally appeared, before me, the above named Paul D. Polychronis, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

C. Clark Dameron  
Notary Public  
Print Name: Chelsea Clark-Dameron  
My commission expires: 12/19/26



EXECUTED this 12<sup>th</sup> day of May, 2023.

Thomas Polychronis  
Thomas Polychronis

State of New Hampshire  
County of Rodriguez

On this 12<sup>th</sup> day of May, 2023, personally appeared, before me, the above named Thomas Polychronis, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed,

Kelly C Sullivan  
Notary Public  
Print Name: Kelly C Sullivan  
My commission expires: 02/05/2025

**Kelly C Sullivan**  
Commissioner of Deeds  
State of New Hampshire  
Commission exp Feb 5, 2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A certain tract of land with the buildings thereon situated on the northerly side of Cross Road leading from Farmington to East Rochester in Rochester, County of Strafford, State of New Hampshire, bounded and described as follows:

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SUBJECT TO AND TOGETHER WITH all other reservations, restrictions and/or covenants, easements, liens, encumbrances, and mortgages of record, if any, insofar as the same may now be in force and applicable.

Said property being further described by instrument recorded in the Strafford County Registry of Deeds in Book 5051, Page 236.




Property Location 57-59 CROSS RD  
Vision ID 6537

Parcel ID 0205/ 0034/ 0000/ /

Card # 1 of 1 Account # 6537  
Sec # 1 of 1 Bldg # 1

Land Use 1020  
Print Date 6/5/2023 12:12:22 PM

CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT										<div>VISION ROCHESTER, NH</div> <div></div>			
LAGRANGE DANIEL  45 POOR FARM RD  NOTTINGHAM NH 03290				0	SEPTIC	0	LEVEL	A	AGRICULTURAL	Description		LUC Co	Prior Assessed		Current Assesse								
				0	WELL	NEIGHBORHOOD		NHBD NAME		BLDG	102	79,900		90,100									
				0	NONE	2404		2 TO 4 NORTH SUBU		LAND	102	45,500		45,500									
				UTL/ST/TRAF		EXEMPTIONS				OB	102	4,700		4,700									
						Year	Code	Description															
				0	PAVED																		
				0	MEDIUM																		
				LEGAL DESCRIPTION																			
Total		130,100		140,300																			
SALES INFORMATION- GRANTEE				BOOK/PAGE		SALE DATE		SALE PRICE		SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)											
LAGRANGE DANIEL POLYCHRONIS PAUL D POLYCHRONIS PAUL D POLYCHRONIS BLANCHE H TRUST POLYCHRONIS PAUL & BLANCHE				5110	828	05-12-2023	335,000		81		Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse				
				5110	824	05-12-2023	0		02		2020	BLDG	79,900	2021	BLDG	79,900	2022	BLDG	79,900				
				5051	236	07-19-2022	0		81			LAND	45,500		LAND	45,500		LAND	45,500				
				2367	615	08-28-2001	2,667		44			OB	4,400		OB	4,700		OB	4,700				
				1223	481	04-30-1986	87,900		99		Total		129,800	Total		130,100	Total		130,100				
BUILDING NOTES												APPRAISED VALUE SUMMARY											
												Appraised Building Value (Card)						90,100					
												Appraised Extra Feature Value (Bldg)						0					
												Appraised Outbuilding Value (Bldg)						4,700					
												Appraised Land Value (Bldg)						45,500					
												Total Appraised Parcel Value						140,300					
BUILDING PERMIT RECORD												Valuation Method						C					
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes																
01-26-2010	10-57	ELECTRIC	300	03-08-2010	100	CE	BMT. LIGHT; METER FOR WATER PUMP;																
10-24-2008	08-1380	ELECTRIC	300	02-11-2009	100	CE																	
08-03-2007	07-1005	ELECTRIC	500	03-17-2008	100	CE																	
												Total Appraised Parcel Value						140,300					
VISIT / CHANGE HISTORY																							
Date				Id		Purpost/Result						Notes											
05-31-2023				HM		DEED CHANGE						FOLLOW UP P											
05-02-2023				TH		EXT ONLY																	
07-27-2022				HM		DEED CHANGE						PER PROPERT PER REMITTE PER OWNERS Permit #: 10-57											
02-06-2020				LA		OWN ADD CHG																	
06-28-2017				DF		OWN ADD CHG																	
05-14-2012				VS		OWN ADD CHG																	
03-08-2010				NM		EXT ONLY																	
LAND LINE VALUATION SECTION																							
B	LUC	Description	LandU	Land Type	Loc Adj		UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf11	Inf11 Adj	Inf12	Inf12 Adj	Inf13	Inf13 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes		
1	1020	TWO FAMIL	1.000	PRIMARY	P	1.000	45,000.	1.00000	1.00	2404	1.000							45,000	45,000	45,000			
1	1020	TWO FAMIL	0.200	EXCESS A	E	1.000	2,500.0	1.00000	1.00	2404	1.000							2,500	500	500			
Total Card Land Units					1.20		AC	Parcel Total Land Area					1.20		AC	Total Land Value							45,500



Property Location 57-59 CROSS RD  
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Card # 1 of 1 Account # 6537  
Sec # 1 of 1 Bldg # 1

Land Use 1020  
Print Date 6/5/2023 12:12:22 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element	Cd	Description							
Style	20M	DUPLEX	Solar	0								
Grade	C-	AVG. (-)	Central Vac	0								
Stories	1		Nbhd Modifier									
Units	2		MH Make									
Frame	01	WOOD	MH Serial #									
Foundation	02	CONC BLOCK	Color;Mdl #;D		BLUE							
Exterior Wall 1	19	TEX 1 11										
Roof Structure	01	GABLE	CONDO DATA									
Roof Cover	02	RIB/CORR MTL	Condo Main		Complex #							
View	N	NONE	Adjust Type	Code	Building #							
Interior Wall 1	06	AVERAGE	Condo Floor		Section #							
Interior Floor 1	08	AVERAGE	Condo Location		% Owner							
Basement Flo			COST / MARKET VALUATION									
Bsmt Garage	0		Building Value New		160,844							
Finished Bsmt			Year Built		1966							
FBLA			Depreciation Code		AG							
Rec Room			Remodel Rating									
Electric	07	SEPARATE	Year Remodeled									
Insulation	02	TYPICAL	Depreciation %		44							
Interior/Exterio	SAME	SAME	Functional Obsol									
% Heated	100.00		Economic Obsol		1.000							
Heat Fuel	01	OIL	Trend Factor									
Heat Type	01	FORCED W/A	Special Adj									
AC Percent	0.00		Condition %									
Bedrooms	4		Percent Good		56							
Full Bath(s)	2		RCNLD		90,100							
3/4 Bath(s)	0		Dep % Ovr									
Half Bath(s)	0		Dep Ovr Comment									
Extra Fixture(s)	0		Misc Imp Ovr									
Kitchen(s)	2		Misc Imp Ovr Comment									
Extra Kitchen(	0		Cost to Cure Ovr									
Total Rooms	9		Cost to Cure Ovr Comment									
Fireplace(s)	0											
WS Flues	0											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
10	CANOPY	L	1	10	13	E	FR	2000	65	14.80	0.75	900
01	SHED FRAME	L	1	12	12	D	AV	1995	60	28.15	0.87	2,100
01	SHED FRAME	L	1	12	15	E	FR	1960	45	28.15	0.75	1,700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area		Floor Area		Eff Area		Unit Cost		Undepreciated Value	
EFP	ENCL PORCH		0		35		0		50.79		1,778	
FFL	1ST FLOOR		1,536		1,536		1,536		89.16		136,949	
STG	FRAME SHED BULKHEAD/FRAM		0		50		0		21.35		1,068	
WDK	WOOD DECK		0		78		0		17.10		1,334	
Ttl Gross Liv / Lease Area			1,536		1,699		1,536				141,129	



# Abutters List

## LAGRANGE MINOR SUBDIVISION 57-59 CROSS ROAD

NOVEMBER 20 2023

NS 850


Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	0	DANIEL LAGRANGE	45 POOR FARM ROAD NOTTINGHAM, NH 03290
205	33	STATE OF NEW HAMPSHIRE	PO BOX 483 CONCORD, NH
205	32	DEANNA M DEMERITT & JOHN E BEATHAM	54 CROSS ROAD ROCHESTER, NH 03867
205	35	DIANA M VINCENT	2 STACY DRIVE ROCHESTER, NH 03867
205	38	BRIAN A & PEGGY E MALLETT	4 A PINEKNOLL DRIVE ROCHESTER, NH 03867
205	66	ALISON & ALLEN C PICKWICK	53 CROSS ROAD ROCHESTER, NH 03867
205	65	CHARLES L CORLISS	1 STACY DRIVE ROCHESTER, NH 03867
Civil Engineers / Surveyor		Northam Survey, LLC	686 Central Ave Suite 100 Dover, NH 03820



## Letter of Authorization

I, Dan LaGrange, hereby authorize Northam Survey LLC, 686 Central Ave Suite 100, Dover, NH, to act on my behalf concerning property owned by me, located at 57-59 Cross Road, Rochester, NH, known as Tax Map 205, Lot 34.

I hereby appoint Northam Survey LLC as my agent to act on my behalf in the review process, to include any required signatures.

  
\_\_\_\_\_  
Dan laGrange (Oct 18, 2023 13:46 EDT)  
Client Name

Oct 18, 2023

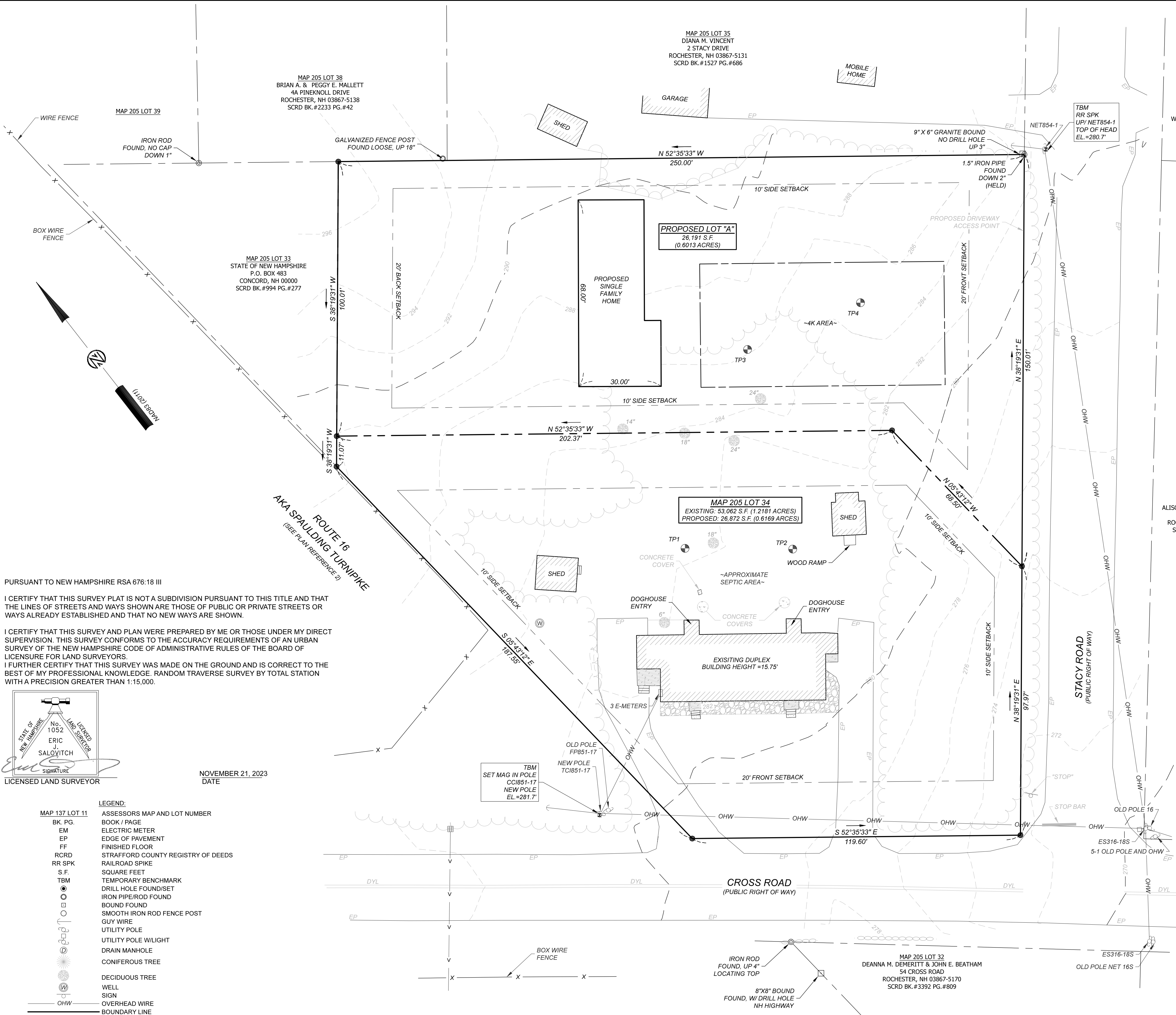
\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date





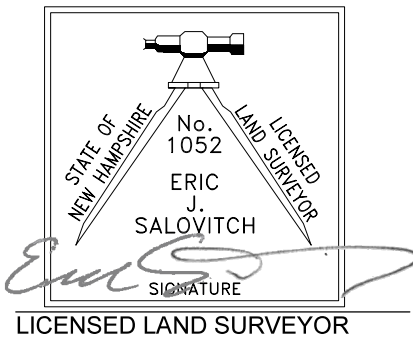


PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



NOVEMBER 21, 2023  
DATE

- LEGEND:**
- |                            |                                    |
|----------------------------|------------------------------------|
| MAP 137 LOT 11             | ASSESSORS MAP AND LOT NUMBER       |
| BK. PG.                    | BOOK / PAGE                        |
| EM                         | ELECTRIC METER                     |
| EP                         | EDGE OF PAVEMENT                   |
| FF                         | FINISHED FLOOR                     |
| RCRD                       | STRAFFORD COUNTY REGISTRY OF DEEDS |
| RR SPK                     | RAILROAD SPIKE                     |
| S.F.                       | SQUARE FEET                        |
| TBM                        | TEMPORARY BENCHMARK                |
| DRILL HOLE FOUND/SET       | DRILL HOLE FOUND/SET               |
| IRON PIPE/ROD FOUND        | IRON PIPE/ROD FOUND                |
| BOUND FOUND                | BOUND FOUND                        |
| SMOOTH IRON ROD FENCE POST | SMOOTH IRON ROD FENCE POST         |
| GUY WIRE                   | GUY WIRE                           |
| UTILITY POLE               | UTILITY POLE                       |
| UTILITY POLE W/LIGHT       | UTILITY POLE W/LIGHT               |
| DRAIN MANHOLE              | DRAIN MANHOLE                      |
| CONIFEROUS TREE            | CONIFEROUS TREE                    |
| DECIDUOUS TREE             | DECIDUOUS TREE                     |
| WELL                       | WELL                               |
| SIGN                       | SIGN                               |
| OVERHEAD WIRE              | OVERHEAD WIRE                      |
| BOUNDARY LINE              | BOUNDARY LINE                      |
| SETBACK LINE               | SETBACK LINE                       |
| STONEWALL                  | STONEWALL                          |
| TREE LINE                  | TREE LINE                          |
| DRAIN LINE                 | DRAIN LINE                         |
| EXISTING CONTOUR           | EXISTING CONTOUR                   |
| PROPOSED LOT LINE          | PROPOSED LOT LINE                  |
| CRUSHED STONE              | CRUSHED STONE                      |
| LANDSCAPING                | LANDSCAPING                        |
| TEMPORARY BENCHMARK        | TEMPORARY BENCHMARK                |
| TEST PIT                   | TEST PIT                           |

**PLAN REFERENCES:**

- "SUBDIVISION OF THE LAND OF WAYNE CHUCK". PREPARED BY DICKSON HOLDEN AND ASSOCIATES. DATED SEPTEMBER 20, 1976. RECORDED AT THE S.C.R.D. AS PLAN 16A-88.
- "PLANS OF PROPOSED SPAULDING TURNPIKE EXTENSION - STAGE CONSTRUCTION". PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED SEPTEMBER 9, 1977. ON FILE AT THE N.H.D.O.T. PROJECT VIEWER AS PLAN 2282-B.
- "SUBDIVISION OF LAND FOR NORBERT R. THERRIEN". PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED SEPTEMBER 2, 1982. RECORDED AT THE S.C.R.D. AS PLAN 23A-84.

APPROVED BY THE ROCHESTER PLANNING BOARD ON:		
SIGNED BY:		DATE
NAME	POSITION:	POSITION

**SUBDIVISION APPROVAL:**

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

**REQUESTED VARIANCES:**

- ZONING SECTION 275-19.02 AND TABLE 19-A (DIMENSIONAL STANDARDS): MINIMUM LOT FRONTAGE
- ZONING SECTION 275-19.02 AND TABLE 19-A (DIMENSIONAL STANDARDS): MINIMUM LOT SIZE

**NOTES:**

- SUBJECT PARCEL: TAX MAP 205 LOT 34  
57-59 CROSS ROAD  
ROCHESTER, NH  
NS PROJECT #850
- OWNER OF RECORD: DANIEL LAGRANGE  
45 POOR FARM ROAD  
NOTTINGHAM, NH 03280  
S.C.R.D. BOOK 5110, PAGE 828
- PARCEL AREA: 53,062 S.F. OR 1.2181 AC
- DIMENSIONAL REQUIREMENTS:  
MIN LOT AREA: 20,000 S.F.  
MIN LOT FRONTAGE: 150'  
MIN FRONT SETBACK: 20'  
MIN SIDE SETBACK: 10'  
MIN REAR SETBACK: 20'  
MAX BUILDING HEIGHT: 35'  
WETLAND SETBACKS: 50'
- FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0201D, DATED 5/17/2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY, LLC IN SEPTEMBER, 2023 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF THE SUBJECT PARCEL INTO TWO PARCELS.
- THE NEW PARCEL WILL BE SERVED BY ON-SITE SEPTIC AND MUNICIPAL WATER. THE EXISTING PARCEL IS SERVED BY ON-SITE SEPTIC AND MUNICIPAL WATER.
- SOIL INFORMATION IS DEPICTED AS GLOUCESTER VERY STONY FINE SANDY LOAM. 8 TO 15 PERCENT SLOPES SOIL. PER U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE PUBLISHED JANUARY 2009, A SITE SPECIFIC SOIL SURVEY WAS NOT CONDUCTED IN PART OF THIS SURVEY.

**SUBDIVISION PLAN  
FOR  
DANIEL LAGRANGE  
OF  
TAX MAP 205 LOT 34  
57-59 CROSS ROAD  
ROCHESTER, NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

SCALE: 1"=20' (22x34) 1"=40' (11x17)

JOB NO.	850	DATE:	2023-11-07
DRAWN BY:	JIR	DRAWING:	850 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

1	11/21/2023	ADD TEST PITS AND PLANNING NOTES	EJS
NO.	DATE	DESCRIPTION	BY

